

TIGARD CITY COUNCIL AND  
LOCAL CONTRACT REVIEW  
BOARD MEETING

OCTOBER 9, 2007 7:00 p.m.

TIGARD CITY HALL  
13125 SW HALL BLVD  
TIGARD, OR 97223



PUBLIC NOTICE:

Anyone wishing to speak on an agenda item should sign on the appropriate sign-up sheet(s). If no sheet is available, ask to be recognized by the Mayor at the beginning of that agenda item. Citizen Communication items are asked to be two minutes or less. Longer matters can be set for a future Agenda by contacting either the Mayor or the City Manager.

Times noted are estimated; it is recommended that persons interested in testifying be present by 7:15 p.m. to sign in on the testimony sign-in sheet. Business agenda items can be heard in any order after 7:30 p.m.

Assistive Listening Devices are available for persons with impaired hearing and should be scheduled for Council meetings by noon on the Monday prior to the Council meeting. Please call 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

Upon request, the City will also endeavor to arrange for the following services:

- Qualified sign language interpreters for persons with speech or hearing impairments; and
- Qualified bilingual interpreters.

Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. on the Thursday preceding the meeting by calling: 503-639-4171, ext. 2410 (voice) or 503-684-2772 (TDD - Telecommunications Devices for the Deaf).

SEE ATTACHED AGENDA

A G E N D A  
TIGARD CITY COUNCIL MEETING  
OCTOBER 9, 2007

7:00 PM

- STUDY SESSION

7:30 PM

1. BUSINESS MEETING

- 1.1 Call to Order - City Council & Local Contract Review Board
- 1.2 Roll Call
- 1.3 Pledge of Allegiance
- 1.4 Council Communications & Liaison Reports
- 1.5 Call to Council and Staff for Non-Agenda Items

2. CITIZEN COMMUNICATION (Two Minutes or Less, Please)

- Tigard High School Student Envoy Megan Foltz
- Follow-up to Previous Citizen Communication

3. CONSENT AGENDA: These items are considered to be routine and may be enacted in one motion without separate discussion. Anyone may request that an item be removed by motion for discussion and separate action. Motion to:

- 3.1 Approve Council Minutes for August 28, 2007
- 3.2 Receive and File:
  - a. Council Calendar
  - b. Tentative Agenda
- 3.3 Approve a Resolution Endorsing the Submittal of a Senior Center Phase II Community Development Block Grant (CDBG) Project Application – Resolution No. 07-\_\_\_\_\_

A RESOLUTION OF THE TIGARD CITY COUNCIL SUPPORTING AN  
APPLICATION FOR FEDERAL ASSISTANCE TO PARTIALLY FINANCE  
IMPROVEMENTS TO THE TIGARD SENIOR CENTER

- *Consent Agenda - Items Removed for Separate Discussion: Any items requested to be removed from the Consent Agenda for separate discussion will be considered immediately after the Council has voted on those items which do not need discussion.*

4. QUASI-JUDICIAL PUBLIC HEARING – HIGHLAND HILLS SUBDIVISION ANNEXATION (ZCA 2007-00003)

PROPOSAL: Annexation of one parcel just north of SW Bull Mountain Road containing a total of 1.81 acres to the City of Tigard. The applicant has received land use approval from Washington County to develop the parcel into an 11-lot subdivision (Highland Hills Subdivision, case file #07-034-S); however, the available sewer, water and storm drainage connections are within the City of Tigard, requiring the property to be annexed into the City to receive services. Shady Peak Development, the sole owner of the subject parcel, has consented to the annexation. The owners of five neighboring properties were invited to join the annexation, but did not accept the invitation.

LOCATION: 13273 SW Bull Mountain Road (north of SW Bull Mountain Road, just west of Raven Ridge subdivision); WCTM 2S109AB, Tax Lot 300.

CURRENT ZONE: R-6 District (Residential 6 Units Per Acre). The purpose of the Washington County R-6 District is to implement the policies of the Comprehensive Plan for areas designated for residential development at no more than six (6) units per acre and no less than five (5) units per acre, except as specified by Section 300-2 or Section 303-6. The intent of the R-6 District is to provide the opportunity for more flexibility in development than is allowed in the R-5 District. The average lot area for single family detached dwellings within a proposed development shall be no less than 4,500 square feet and the minimum lot area shall be 4,000 square feet. The minimum lot area for single family attached units shall be 3,500 square feet.

EQUIVALENT CITY ZONE: R-7: Medium-Density Residential District. The City of Tigard R-7 zoning district is designed to accommodate attached single-family homes, detached single-family homes with or without accessory residential units, at a minimum lot size of 5,000 square feet, and duplexes, at a minimum lot size of 10,000 square feet. Mobile home parks and subdivisions are also permitted outright. Some civic and institutional uses are also permitted conditionally. Note: In a subdivision, lot size may be averaged to allow lots less than the minimum lot size allowed in the underlying zoning district as long as the average lot area for all lots is not less than allowed by the underlying zoning district. No lot created under this provision shall be less than 80% of the minimum lot size allowed in the underlying zoning district.

APPLICABLE REVIEW CRITERIA: ORS Chapter 222, Metro Code Chapter 3.09, Comprehensive Plan Policies 2 and 10, Community Development Code Chapters 18.320 and 18.390.

- a. Open Public Hearing – Mayor
- b. Statement by City Attorney Regarding Procedure
- c. Declarations or Challenges

- Do any members of Council wish to report any ex parte contact or information gained outside the hearing, including any site visits?
- Have all members familiarized themselves with the application?
- Are there any challenges from the audience pertaining to the Council's jurisdiction to hear this matter or is there a challenge on the participation of any member of the Council?
- d. Staff Report: Community Development Department
- e. Public Testimony
  - Proponents
    - Applicant
    - Other Proponents
  - Opponents
  - Rebuttal/Final argument by applicant
- f. Staff Recommendation
- g. Close Public Hearing
- h. Council Discussion and Consideration: Ordinance No. 07-\_\_\_\_

AN ORDINANCE ANNEXING 1.81 ACRES, APPROVING THE HIGHLAND HILLS SUBDIVISION ANNEXATION (ZCA2007-00003) AND WITHDRAWING PROPERTY FROM THE TIGARD WATER DISTRICT, WASHINGTON COUNTY ENHANCED SHERIFF'S PATROL DISTRICT AND WASHINGTON COUNTY URBAN ROADS MAINTENANCE DISTRICT

5. SKATE PARK PROGRESS REPORT, 2007
  - Staff Report: Public Works Department
6. PRESENTATION BY JOIN – AN ORGANIZATION ACTIVELY INVOLVED IN FINDING PERMANENT HOUSING FOR HOMELESS INDIVIDUALS AND FAMILIES
  - Staff Report: Police Department
7. COUNCIL LIAISON REPORTS
8. NON AGENDA ITEMS
9. EXECUTIVE SESSION: The Tigard City Council may go into Executive Session. If an Executive Session is called to order, the appropriate ORS citation will be announced identifying the applicable statute. All discussions are confidential and those present may disclose nothing from the Session. Representatives of the news media are allowed to attend

Executive Sessions, as provided by ORS 192.660(4), but must not disclose any information discussed. No Executive Session may be held for the purpose of taking any final action or making any final decision. Executive Sessions are closed to the public.

9:30 PM

10. ADJOURNMENT

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